1-4S-2W P-1-4-M-49A
NW 1/4 OF NW 1/4 12 AC IN
NE CORNER OF S1 DB 25 P 82

NELSON RANDY BERNARD/NELSON ANDREA V
134 KATHY ANN DR
CRAWFORDVILLE, FL 32327

2024

01-4S-02W-000-01774-000

BUILDING CHARACTERISTICS

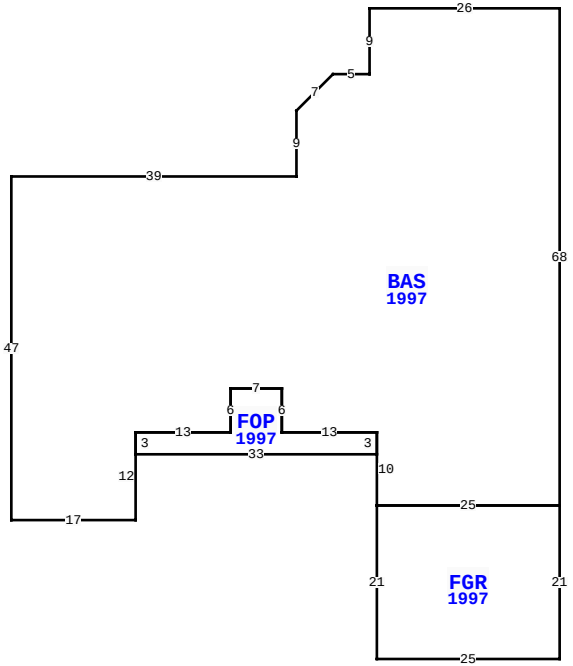
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	07	GOOD
DOR CODE	5000	IMPRVD AG RES
MAP NUM	5	MKT AREA 10
NEIGHBORHOOD/LOC	000	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,763	100	1997	3,763	346,964
FGR	525	50	1997	262	24,157
FOP	141	30	1997	42	3,872
TOTALS	4,429			4,067	374,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,067	131.1575	124.60	506,748	1997	1997	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2000 Heated Area: 3763 HX Base Yr 2000



BLD DATE	05/31/2017	MMSR	LGL DATE	05/31/2017	MMSR
XF DATE	05/31/2017	MMSR	LAND DATE		
INC DATE			AG DATE		

134 KATHY ANN DR, CRAWFORDVILLE

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	374,994
TOTAL MARKET OB/XF VALUE	30,629
TOTAL LAND VALUE - MARKET	112,800
TOTAL MARKET VALUE	426,980
SOH/AGL Deduction	123,997
ASSESSED VALUE	302,983
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	252,983
TOTAL JUST VALUE	518,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	414,121

M 5 YR CK, DEMO XFOB
5YR CHK NO CHANGE
2021 AG RENEWAL RECD
2019 AG CARD RECEIVED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000334	RE-ROOF-CO	0	04/08/2016
23212	POOL	0	02/10/1998
21673	N/A	0	12/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0380/0785	5/19/2000	QC	U	V		100
GRANTOR: NELSON RANDY BERNARD						
GRANTEE: NESLON RANDY BERNAR						
0288/0235	11/18/1996	WD	Q	V		65,000
GRANTOR: GABY SCOTT W						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W26 S9 W5 L5 D5 S9 W39 S47 E17 N12 E13 N6 E7 S6 E13 FOP=[YR=1997] W13 N6 W7 S6 W13 S3 E33 N3$ S10
FGR=[YR=1997] S21 E25 N21 W25$ E25 N68$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0220	POOL VINYL	0	100	16	32	512.00	SF	60.00	60.00	100	1998	1998	3	40	12,288	
2	0815	SCREEN POO	0	100	31	45	1,395.00	SF	15.00	15.00	100	2002	2002	3	59	12,346	
3	0250	ASPHALT AV	0	100	543	11	5,973.00	SF	2.00	2.00	100	2004	2004	3	23	2,748	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1997	1997	3	54	702	
5	0210	CONCRETE D	0	100	31	30	930.00	SF	6.00	6.00	100	1997	1997	3	20	1,116	
6	0210	CONCRETE D	0	100	39	26	1,014.00	SF	6.00	6.00	100	1997	1997	3	20	1,217	
7	0211	CONCRETE W	0	100	59	3	177.00	SF	6.00	6.00	100	1997	1997	3	20	212	
8	0770	PUMP HOUSE	0	100	20	10	200.00	SF	5.00	5.00	100	2002	2002	3	0	0	

LAND DESCRIPTION

TOTAL OB/XF 30,629

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	19.56	AC		1.00	1.00	1.00	325.00	325.00	6,357							

REVIEW DATE 04/14/2022 BY MMLA Total Acres: 20.56 Total Land Value: 21,357 Market: 97,800 Agricultural: 6,357 Common: 15,000 PRINTED 05/13/2026 BY SYS